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**DATE:** April 10, 2003  
**TO:** Robert Counts, Assistant Chief Of Planning  
**FROM:** Danny Hatch, County Soil Scientist  
**SUBJECT:** Toll Bros., INC. (Warrenton Chase) SE03-C-20, 21, and 22

Since the last Staff report, these office has been giving a map showing the proposed mass drainfield sites. Also this office has spent a day with Frazier consultants and the Health Department conducting a general field review of the Mass Drainfield areas. In general the proposed drainfield areas NW of the floodplain were reviewed and yielded a Glenelg-like soil. These soils are suitable for the proposed use and the Glenelg-like soils should be utilized for the primary disposal sites. A more detail evaluation will be conducted by the Health Department and this Office once a more detail layout and application to the Health Department are completed. **Due to the sensitive nature of these disposal sites, the applicant shall stake off all drainfield areas with metal fence post and wrap the boundary with orange E&S Safety fence.** This should be done by Frazier Consultants due to their familiarity of these sites and shall be completed before a land disturbing permit is issued.

**DATE:** February 13, 2003  
**TO:** Robert Counts, Assistant Chief Of Planning  
**FROM:** Danny Hatch, County Soil Scientist  
**SUBJECT:** Toll Bros., INC. (Warrenton Chase) SE03-C-20, 21, and 22

**SE03-C-20 – Category 20- Allow for a Sewage Treatment Facility that treats and disposes greater than 1,200 gpd.**

- After reviewing the SE plat, the treatment unit location is shown but the mass drainfield areas are not.
- It is my opinion that this SE is premature due the fact that no other information has been given in writing to this office or the Health Department.
- Until at least preliminary soils information and engineering design is available this SE should be postponed.

- Several observations have been made looking at the SE Plat.
  1. The estimated water usage is 45,000 gpd for 150 proposed homes. This comes to 300 gpd per house. Is this consistent with other approved Community systems in the County?
  2. What is the water usage for the proposed HOA Community Center?
  3. It is strongly recommended that the HOA will be required to have a public or private utility operate and maintain this system. Since this is an on-site, in ground system, the utility shall have expertise in operating this type of community wastewater treatment and disposal system.

**SE03-C-20 – Category 20- Construction of above ground water storage facility and associated water booster station.**

- The location of this facility appears to on soils that will support this type of land use (mapping units 53D and 416B).
- Due to high mica content of the Glenelg soil (53D) proper engineered foundation design will be required to overcome the low bearing capacity limitation of this soil type.
- This site is located in the mouth of a natural drain. Surface water will need to be landscaped away from this facility.

**SE03-C-21 – Category 23 – Floodplain Crossing by various utilities and construction of a BMP/SWM facility in a Flood Plain.**

- This is one of the narrower areas of the floodplain and seems to be a good place to cross.
- On Sheet 8, the delineated wetlands are smaller near the top of the BMP/SWM facility where the water line is crossing. It is recommended that the 8 inch sewer line be place as close to the water line as possible and both cross the floodplain in the same area. This would disturb less of the floodplain and in particular the wetlands. The floodplain crossing does not need to be as large as what is shown on SE Plat and should be restricted to a minimum area.
- Construction of the BMP/SWM facilities will have to adhere to all local, state, and federal regulations.
- There should be a useable source of soil material for the dam of these facilities, particularly in the 47 and 45 mapping units.

**SE03-C-22 – Category 30 – Wavier For Public Sewer.**

- There appears to be soil and site area to support a private on-site community system wastewater treatment facility but further review is needed (see above related item).
- In the applicants Statement of Justification, it is not clear that this proposed subdivision has been refused in writing from the WSA and the Town that they will not provide public sewer. This needs to be made clear and a copy of these letters provided to the authority who will grant this wavier.